

GOVERNMENT OF ANDHRA PRDESH
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA, Divisional Office, Guntur – Change of land use from Residential use to Central Commercial use in D.No.5-87-126, T.S.No.75, 76, 77, 78, Old Ward No.2, New Ward No.4, Block No.1, Main Road, Lakshimipuram, Guntur Mandal & Guntur District, Guntur Municipal Corporation to an extent of 808.78 Sq.Mtrs – Draft variation – Notification – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2) DEPARTMENT

G.O.Ms.No.489

Dated.27.10.2011

Read the following:-

- 1.From VC, VGTMUDA, Divisional Office, Guntur in Rc.No.E1-118/10, Dt.19.07.2011
- 2.Govt.Memo.No.19101/I2/2011 MA&UD Dept., Dt.30.08.2011.

ORDER:

The draft variation to the Zonal Development Plan of Guntur issued in Government memo 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.504, Part-I, dated.08.09.2011. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Divisional Office, Guntur that the applicant has paid an amount of Rs.1,91,130/- (Rupees One Lakh Ninty One Thousand One Hundred and Thirty only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated.03.11.2011.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To
The Commissioner of Printing, Stationery & Stores Purchase,
Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling,
Vijayawada.
The District Collector, Guntur.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development)Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Guntur, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No.504, Part-I, dated.08.09.2011 as required by sub-section (3) of the said section.

VARIATION

The site measuring an extent of 808.78 Sq.Mtrs in D.No.5-87-126, T.S.No.75, 76, 77, 78, Old Ward No.2, New Ward No.4, Block No.1, Main Road, Lakshimipuram of Guntur City and Guntur District. The boundaries of which are given in the schedule below and which was earmarked for Residential Use in the Zonal Development Plan of Guntur, which was sanctioned in G.O.Ms.No. 688, M.A.,, dated: 30.12.2006, is now proposed for Central Commercial use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No.09/2011/CITY/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. The applicant should obtain the building permission from the competent authority duly paying the required development charges.
8. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE

NORTH:	Existing 30'-0" wide road Lakshimipuram, 3 rd lane of Guntur, Guntur Mandal and Guntur District.
SOUTH:	Existing 80'-0" wide road Lakshimipuram, Main road of Guntur, Guntur Mandal and Guntur District.
EAST :	Existing house D.No.5-87-127 of Guntur, Guntur Mandal and Guntur District.
WEST :	Existing house D.No.5-87-125 of Guntur, Guntur Mandal and Guntur District.

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

SECTION OFFICER